



GRASSROOTS
REALTY GROUP

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**813 Stafford Drive N
Lethbridge, Alberta**

MLS # A2265829



\$369,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Gravel Driveway, Insulated, Off Street, O		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangula		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: Hot tub

Welcome to 813 Stafford Drive North! This cute bungalow comes fully finished inside and out with 3 bedrooms, 2 bathrooms, and over 1,700 square feet of developed living space. You can see and feel the care that was taken in maintaining this home throughout the years and tasteful updates have been added along the way. Newer appliances, newer asphalt shingles, PVC windows, and an updated furnace and hot water tank are just a few of the improvements made over the past few years. You enter the home from the front door and are greeted by a very clean main floor living room that has an electric fireplace with shelving on either side. Moving into the updated kitchen, the bright cabinetry is highlighted by the abundance of natural light from the southeast facing windows through the dining room and looking into the rear yard. An ample mudroom leads you to the large rear deck overlooking the private backyard. The main floor also includes a primary bedroom and a secondary bedroom, both in close proximity to the 4-piece main bathroom. The fully developed basement adds a massive family room with bar, bedroom #3, and a large bathroom where you'll find access to the mech room and the new front load washer/dryer combo on pedestals. Don't forget about the insulated and heated detached garage and 8'x 10' shed in the rear yard to complete the package!